

Date: September 14, 2004

GOE
Agenda Item No. 2 (DD)

To: Honorable Chairperson Barbara Carey-Shuler, Ed. D.
and Members, Board of County Commissioners

From: George M. Burgess
County Manager 

Subject: Resolution Accepting Conveyances of Various Property Interests for Road Purposes to
Miami-Dade County, Florida

The following instruments are being forwarded in one (1) Resolution for Commission acceptance.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	STEVE USED AUTO PARTS, INC.	RWD*	A 25-foot radius return at NW 47 Street and NW 72 Avenue thereof. (District 12)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. Both NW 72 Avenue and NW 47 Street are paved.
2.	Maurice Brazier and Sarah Brazier	RWD* IA**	A portion of NW 12 Avenue starting approximately 400 feet south of NW 79 Street south for 125 feet; and a portion of NW 12 Court starting approximately 400 feet south of NW 79 Street south for 125 feet. (District 2)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. NW 12 Avenue is paved. NW 12 Court is not paved.
3.	City Wide Development Corp.	RWD*	A portion of NW 48 Street starting approximately 335 feet west of NW 17 Avenue west for 47.85 feet. (District 3)	Obtained in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. NW 48 Street is paved.
4.	Steven Cohen, as receiver of Southern Realty & Utilities Corp.	RWD*	A portion of SW 144 Avenue from SW 9 Street north for approximately 120 feet. (District 11)	Obtained in order to provide access to a portion of land being subdivided. SW 144 Avenue is not paved.

RWD* Right-of-Way Deed
IA** Improvement Agreement

<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
5. Tage Singh	RWD*	A portion of SW 102 Avenue from SW 180 Street to SW 181 Street and the 25-foot radius returns thereof. (District 9)	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. SW 102 Avenue, SW 180 Street and SW 181 Street are paved.
6. Red Ranch Estates, Inc.	RWD*	A 25-foot radius return of SW 216 Street and SW 188 Avenue, southwest corner of the intersection thereof. (District 9)	Obtained in order to satisfy a condition of land without plat that requires rights-of-way to be dedicated. SW 216 Street is paved. SW 188 Avenue is not paved.



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE:

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

Property Owner's/Grantor's

1. **STEVE USED AUTO PARTS, INC.**
2. **Maurice Brazier and Sarah Brazier**
3. **City Wide Development Corp.**
4. **Steven Cohen, as receiver of Southern Realty & Utilities Corp.**
5. **Tage Singh**
6. **Red Ranch Estates, Inc.**

WHEREAS, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest ,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; provided, however,

that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrian D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of November, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein



Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3023-006-0030

User Department: Public Works Department

NW 72 AVE.
NW 47 ST.
Sec. 23 Twp. 53 Rg. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 19th day of July 2004, A.D. 2004, by and between STEVE USED AUTO PARTS, INC., a corporation under the laws of the State of Florida, and having its office and principal place of business at 4700 NW 72 Ave., Miami, Florida 33166, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The area bounded by the south line of Lot 1, Block 2 of PHOENIX FARMS NO. 3, according to the plat thereof as recorded in Plat Book 16, Page 79, of the Public Records of Miami-Dade County, Florida, bounded by the west line of the east 25 feet of said Lot 1 and bounded by a 25 radius arc, concave to the northwest, said arc being tangent to both of the last described lines.

Approved as description

Date 8/10/04

P.R.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Witness

Joyce M. Fernandez
Printed Name

Witness

Maria W. Marcelli
Printed Name

Witness

Printed Name

Witness

Roberto Estevez
Printed Name

Steve Used Auto Parts Inc.
Name of Corporation

By: _____ (Seal)
President

Printed Name

Address if different

Attest: _____ (Seal)
Secretary

Printed Name

Address if different
CORP SEAL

STATE OF Florida)
)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 19th day of July 2004,
A.D. 2004, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared Roberto Estevez
and _____,
personally known to me, or proven, by producing the following
identification: Fla. Drivers License
to be the _____ President and _____ Secretary of
Steve Used Auto Parts, Inc., a corporation under the
laws of the State of Florida, and in whose name the
foregoing instrument is executed and that said officer(s) severally
acknowledged before me that RS executed said instrument
acting under the authority duly vested by said corporation and its
Corporate Seal is affixed thereto.

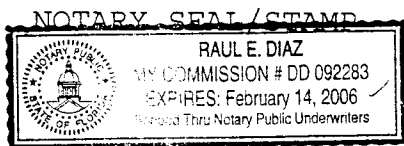
WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Notary Signature

RAUL E. DIAZ

Printed Notary Name



Notary Public, State of Florida

My commission expires: 2/14/2006

Commission/Serial No. _____

The foregoing was accepted and approved on the ____ day of _____,
A.D. 20____, by Resolution No. _____
of the Board of County Commissioners of Miami-Dade County, Florida,
a political subdivision of the State of Florida.

Special Assistant to the
County Manager

Printed Name

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3111-016-0050/0055

User Department: Public Works Department.

NW 12 AVE -
NW 12 CT
Sec. 11 TWP. 53 Rg. 41

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 10th day of July, A.D. 2003, by and between Maurice Brazier and Sarah Brazier, husband and wife, whose address is 7750 NW 12th Avenue, Miami, Florida 33150, parties of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The west 15 feet of the east 50 feet, and the west 25 feet of the following described land:
the south 90 feet of the north 490 feet of the north ½ of Lot 1, and the north 35 feet of the south 90 feet of the north 580 feet of the north ½ of Lot 1 of "MAP OF TATUM'S SUBDIVISION, according to the plat thereof, as recorded in the Plat Book B, at Page 63, of the Public Records of Miami-Dade County, Florida.

Approved as description
Date 8/10/04
D.R.

9

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
of for all)

Valerie Gilman
Witness

VALERIE GILMAN
Witness Printed Name

\$fopez
Witness

Azucena Lopez
Witness Printed Name

Valerie Gilman
Witness

VALERIE GILMAN
Witness Printed Name

\$fopez
Witness

Azucena Lopez
Witness Printed Name

Maurice Brazier (SEAL)
FL DL # B676-555-60-70

Maurice Brazier
Printed Name

1945 NW 168 Ave. Pembroke Pine
Address (if different) FL 33028

Sarah Brazier (SEAL)
FL DL # B676-784-54-91

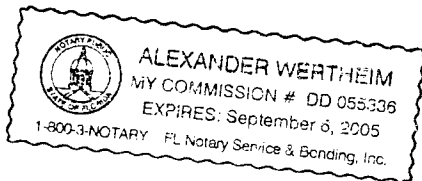
Sarah Brazier
Printed Name

1945 NW 168 Ave. Pembroke Ln
Address (if different) FL 33028

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 13 day of July, 2003, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Maurice Brazier, and Sarah Brazier, personally known to me, or proven, by producing the following methods of identification: FLORIDA DRIVER'S LICENSE to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



[Signature]
Notary Signature

Alexander Wertheim
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: September 6, 2005

Commission/Serial No. DD 055336

The foregoing was accepted and approved on the _____ day of _____, A.D. 20____, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Special Assistant to the
County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3111-016-0050/0055

User Department: Public Works

NW 12 AVE -
NW 12 CT
Sec. 11 Twp. 53 Rg. 41

DEDICATION AND IMPROVEMENT AGREEMENT

WHEREAS, Maurice and Sarah Brazier whose address 7750 NW 12th Avenue, Miami, Florida 33150, hereinafter referred to as the **OWNERS**, are the owners of the following described property:

The south 90 feet of the north 490 feet of the north $\frac{1}{2}$ of Lot 1, and the north 35 feet of the south 90 feet of the north 580 feet of the north $\frac{1}{2}$ of Lot 1, less the east 35 feet thereof for road purpose, of "MAP OF TATUM'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book B, Page 63, of the Public Records of Miami-Dade County, Florida.

AND WHEREAS, the said **OWNERS** desire to develop this property in a manner that requires them by law to dedicate and improve a public right-of-way for NW 12th Court in order to obtain a building permit.

AND WHEREAS, the Director of the County Department of Public Works, hereinafter referred to as the **DIRECTOR**, recommends that a building permit not be issued unless the **OWNERS** obligate themselves to immediately dedicate and, at a later time, construct half of the full width for road for NW 12th Court in accordance with County standards;

NOW THEREFORE, the **DIRECTOR**, in consideration of the **OWNERS'** willingness to dedicate and construct a half width road at a later time upon the **DIRECTOR'S** written request as specified below, hereby agrees to recommend that the offered right-of-way for NW 12th Court be accepted by the Board of County Commissioners at this time, without an immediate obligation to construct the usual road improvements within the said right-of-way; and

The **OWNERS**, in consideration of the **DIRECTOR'S** willingness to temporarily delay the road construction requirement, hereby agree:

- (1) To immediately offer the West 25 feet of the described property for public road right-of-way for acceptance at this time (to satisfy the legal requirements for obtaining a building permit); and
- (2) To improve said West 25 feet by constructing a strip of pavement 12 feet in width with asphaltic concrete, 1 inch thick, together with the standard compacted limerock base, meeting County specifications and standards within 60 days of a written request to do so from the **DIRECTOR**.

It is understood and agreed by the parties hereto, that should the said **OWNER(S)** refuse(s) to improve or fail to make said improvements within said 60 days or be unable to pay for such improvements, the **DIRECTOR** shall have the right to cause said construction to be completed, within the herein offered right-of-way, adjacent to the **OWNERS'** remaining property and to recover, from **OWNERS**, a pro rata share of the total road improvement costs on a front footage basis by means of annual special assessments which, until paid, shall constitute a lien upon **OWNERS'** property to the same extent as the lien for general County taxes, payment of said assessments, as well as the lien and enforcement of said assessments, shall be the same as for Improvement Districts as stated in Chapter 18 of the Code of Miami-Dade County.

This Agreement shall be binding upon the **DIRECTOR** and the **OWNERS** so long as the said **OWNERS** have fee simple title in the hereinabove described property and shall be binding upon their successors and assigns as a covenant running with the land, but in the event of a sale of such property by the said **OWNERS**, who shall be personally relieved of this obligation.

It is understood and agreed by the parties hereto that the **DIRECTOR** or **COUNTY** is not obligated to construct a roadway or provide public access to **OWNERS'** property referred to herein.

IN WITNESS WHEREOF, the DIRECTOR of the Department of Public Works, has executed this instrument and has caused his execution hereof to be attested and they have hereunto placed their hands and seals this 19 day of, JULY A.D. 2004.

ATTEST:

Witness

Director

Aristides Rivera, P.E., P.L.S.

Witness Printed Name

Witness

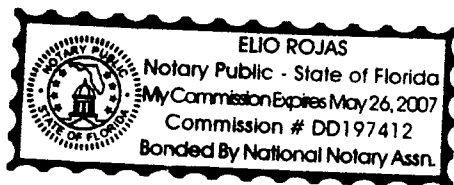
Witness Printed Name

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 19TH day of JULY, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Aristides Rivera, P.E., P.L.S.**, Director of the Department of Public Works of Miami-Dade County, Florida, personally known to me to be the person who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Notary Signature

Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FLORIDA

My commission expires: MAY 26, 2007

Commission/Serial No. DD 197412

IN WITNESS WHEREOF, the OWNERS have caused this Agreement to be executed this 24 day of July, A.D. 2008

Signed, Sealed and Delivered
in our presence:
(2 **witnesses** for each signature
or for all)

[Signature]
Witness
Zuleidy Ponce
Witness Printed Name

[Signature]
Witness
Alicia Lopez
Witness Printed Name

[Signature]
Witness
Zuleidy Ponce
Witness Printed Name

[Signature]
Witness
Alicia Lopez
Witness Printed Name

Sarah Brazier (SEAL)
Sarah Brazier
Printed Name
1945 NW 168 Ave Pembroke Pines, FL
Address (if different)
FL DL # B626-784-54-58-0 33028

Maurice P. Brazier (SEAL)
Maurice P. Brazier
Printed Name
1945 NW 168 Ave Pembroke Pines, FL 33028
Address (if different)
FL DL # B626-555-60-309-0

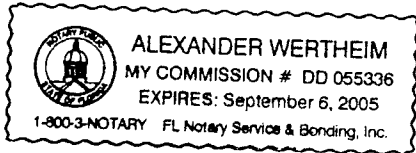
STATE OF FLORIDA)
)
COUNTY OF Broward MIAMI-DADE)

2004 I HEREBY CERTIFY, that on this 24 day of June, A.D. 2002, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Sarah Lynn Bazzell and MAURICE YOUNG BAZZELL, personally known to me, or proven, by producing the following identification: Florida Driver's License to be the persons who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

[Signature]
Notary Signature

Alexander Wertheim
Printed Notary Name



NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: September 6, 2005

Commission/Serial No. DD055336

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.

Folio No. 30-3121-023-0330

User Department: Public Works

NW 48 ST

Sec. 21 TWP 53 Rg. 41

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 1 day of August A.D. 2004, by and between City Wide Development Corp., a corporation under the laws of the State of Florida, and having its office and principal place of business at 10690 SW 7th Terrace, Miami, Florida 33174, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The south 10 feet of Lot 21, Block 1, of AMENDED PLAT OF BROWN'S SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 98, of the Public Records of Miami-Dade County, Florida.

Approved as description

Date 8/10/04

B.R.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

[Signature]
Witness

ELENA DIAZ DE VILLEGAS
Printed Name

J. Eva Aleman
Witness

J. EVA ALEMAN
Printed Name

Witness

Printed Name

Witness

Armando Perez-Memman
Printed Name

City Wide Development Corp.
Name of Corporation

[Signature] (Seal)
By: _____ President

Printed Name

Address if different

Attest: _____ Secretary (Seal)

Printed Name

Address if different
CORP SEAL

STATE OF Florida)
COUNTY OF Dade)

I HEREBY CERTIFY, that on this 1 day of August, A.D. 2004 before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Armando Perez-Memor and _____, personally known to me, or proven, by producing the following identification: drivers license to be the _____ President and _____ Secretary of Citywide Development Corp. a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Elena Villegas
Notary Signature

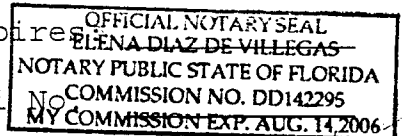
ELENA DIAZ DE VILLEGAS
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires

Commission/Serial



The foregoing was accepted and approved on the ____ day of _____, A.D. 2004, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

(SELF-ADDRESSED STAMPED ENVELOPE ENCLOSED)

RETURN TO:

NAME: Right of Way Division
Miami-Dade County Public Works Division
ADDRESS 111 NW 1 Street
Miami, Florida 33128-1970

SELF-ADDRESSED STAMPED ENVELOPE
RECEIVED MIAMI-DADE COUNTY
DEED REC. TO FILE
FILED
MAR 10 2004
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:

NAME: Miami-Dade County Public Works Division
ADDRESS 111 NW 1 Street
Miami, Florida 33128-1970
30-4903-002-0170

SW 144 AVE -
SW 9 ST
Sec. 3 TWP. 54 Rg. 39

CONVEYANCE TO MIAMI-DADE COUNTY

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 19th day of August, A.D., 2003, by and between **Steven Cohen, as receiver of Southern Realty & Utilities Corp., a dissolved Delaware corporation authorized to transact business in the State of Florida**; party of the first part, and the **County of Miami-Dade, a Political Subdivision of the State of Florida, and its successors in interest**, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part

WITNESSETH:

THAT THE SAID PARTY OF THE FIRST PART, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS \$10.00 TO IT IN HAND PAID BY THE PARTY OF THE PARTY OF THE SECOND PART, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, AND FOR OTHER AND FURTHER GOOD AND VALUABLE CONSIDERATIONS, DOES HEREBY CONVEY AND QUITCLAIM UNTO THE PARTY OF THE SECOND PART, AND ITS SUCCESSORS IN INTEREST, ALL THE RIGHT, TITLE, INTEREST, CLAIM OR DEMAND OF THE PARTY OF THE FIRST PART, IN THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF MIAMI-DADE COUNTY, STATE OF FLORIDA, TO WIT:

SEE EXHIBIT "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, THE SAID FIRST PARTY OF THE FIRST PART HAS CAUSED THESE PRESENTS TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED, BY ITS PROPER OFFICERS THEREUNTO DULY AUTHORIZED, THE DAY AND YEAR FIRST ABOVE WRITTEN.

AND the grantor hereby covenants with said grantee that grantor is lawfully seized of said property in fee simple, that the grantor has good right and lawful authority to sell and convey said property; that the grantor hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever

Approved as description
Date 8/10/04
P.R.

Signed, Sealed, Attested and
Delivered in our presence
(2 witnesses for each signature)

[Signature]
Signature

[Signature]
Steven Cohen, as receiver of Southern
Realty & Utilities Corp., a dissolved
Delaware Corporation

Kathryn M. Torske
Print Name

[Signature]
Signature

Gretchen K. Smith
Print Name

Address: 222 Lakeridge Ave, Suite 1000
West Palm Beach FL 33401

State of Florida)
County of Palm Beach) ss:

I HEREBY CERTIFY, that on this 19th day of August, 2003, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared STEVEN COHEN, [☒] personally known to me, or [☐] proven by producing the following type of identification: _____, to be the receiver of Southern Realty & Utilities Corp., a dissolved Delaware corporation, and in whose name the foregoing instrument is executed and that said officer acknowledges before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS, my hand and official seal in the county and state aforesaid, the day and years last aforesaid.

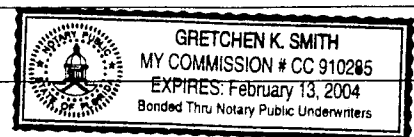
Notary Seal/Stamp

[Signature]
Notary Signature
Gretchen K. Smith
Print Name

Notary Public, State of:

My Commission expires:

Commission/Serial No.:



The foregoing was accepted and approved on the ____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

EXHIBIT "A"

Legal Description:

The west 25 feet of the west 325 feet of the north 120 feet of the south 170 feet of the west ½ of the north ½ of the south ½ of the SE ¼ of the SW ¼ of Section 3, Township 54 South, Range 39 East, Miami-Dade County, Florida.

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-5032-000-1140
User Department: Public Works

SW 102 AVE
SW 180 ST - SW 181 ST

Sec. 32 TWPSS Rq. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 7th day of June, A.D. 2004, by and between Tage Singh, a single man, whose address is 10100 SW 124th Ave., Miami, Florida 33186, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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Approved as description
Date 8/10/04
PR.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, HIS heirs and assigns, and THEY shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, have hereunto set HIS hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

Witness

Witness Printed Name

Witness

Tanika Singh
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

[Signature] (SEAL)

TAGE SINGH
Printed Name

10100 SW 124 AVE MIAMI FL
Address (if different) 33186

____ (SEAL)

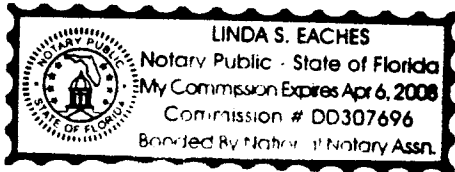
Printed Name

Address (if different)

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 7th day of JUNE, 2004,
before me, an officer duly authorized to administer oaths and take
acknowledgments, personally appeared TAGE SINCH,
and _____, personally known to me,
or proven, by producing the following methods of identification:
DRIVERS LICENSE SS20 800 58 1380
to be the person(s) who executed the foregoing instrument freely
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State
aforesaid, the day and year last aforesaid.



Linda S. Eaches
Notary Signature

Linda S. Eaches
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 4-6-2008

Commission/Serial No. DD307696

The foregoing was accepted and approved on the _____ day of
_____, A.D. 2004, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

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EXHIBIT "A"

LEGAL DESCRIPTION:

The west 5 feet of the east 35 feet of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 55 South, Range 40 East, less the south 30 feet and the north 30 feet thereof, Miami-Dade county, Florida;

And

The area bounded by the south line of the north 30 feet and the west line of the east 35 feet of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines;

And

The area bounded by the north line of the south 30 feet and the west line of the east 35 feet of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 32, and bounded by a 25 foot radius arc concave to the northwest, said arc being tangent to both of the last described lines.

Return to:

Right of Way Division
Miami-Dade County Public Works Dept.
111 N.W. 1st Street
Miami, FL 33128-1970

Instrument prepared by:

Pablo Rodríguez, P.L.S.
Folio No. 30-6814-000-0016
User Department: Public Works

SW 188 AVE -
SW 216 ST
Sec. 14 TWP. 56 Rg. 38

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
CONVEYS THE TITLE FOR HIGHWAY PURPOSES
BY CORPORATION**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, Made this 28th day of July, A.D. 2004, by and between Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and having its office and principal place of business at 9028 Grand Canal Dr., Miami, Florida 33174, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The Area bounded by the south line of the north 40 feet and the west line of the east 25 feet of the NW ¼ of the NE ¼ of the NE ¼, in Section 14, Township 56 South, Range 38 East, and bounded by a 25 foot radius arc concave to the southwest, said arc being tangent to both of the last described lines.

Approved as description
Date 8/10/04
P.R.

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It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed, Attested and
delivered in our presence:
(2 witnesses for each signature
or for all).

Arlene Garcia
Witness

Arlene Garcia
Printed Name

Karen Zahralban
Witness

Karen Zahralban
Printed Name

George Sanchez
Witness

George Sanchez
Printed Name

Luby Jimenez
Witness
Luby Jimenez

Arturo Avendaño
Signature

Red Ranch Estates, Inc.
Name of Corporation

Arturo Avendaño (Seal)
By: _____ President

Printed Name

Address if different

Attest: _____ (Seal)
Secretary

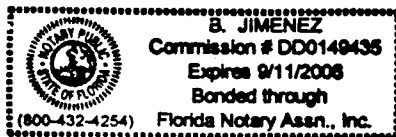
Printed Name

Address if different
CORP SEAL

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 28TH day of July, A.D. 2004, before me, an officer duly authorized to administer oaths and take acknowledgments personally appeared Arturo Avendaño, personally known to me, or proven, by producing the following identification: _____ to be the President of Red Ranch Estates, Inc., a corporation under the laws of the State of Florida, and in whose name the foregoing instrument is executed and that said officer(s) severally acknowledged before me that he executed said instrument acting under the authority duly vested by said corporation and its Corporate Seal is affixed thereto.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



B. Jimenez
Notary Signature

B. Jimenez
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida
My commission expires: 9/11/2006
Commission/Serial No. DD0149435

The foregoing was accepted and approved on the ____ day of _____, A.D. 200_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida, a political subdivision of the State of Florida.

Pedro G. Hernández, P.E.

Assistant County Manager

ATTEST: HARVEY RUVIN,
Clerk of said Board

By: _____
Deputy Clerk

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